





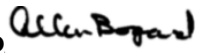
CITY COUNCIL

AGENDA REQUEST

AGENDA OF:	03-01-11	AGENDA REQUEST NO:	IV-A
INITIATED BY:	MIKE HOBBS SPECIAL PROJECTS MANAGER	RESPONSIBLE DEPARTMENT:	ADMINISTRATION
PRESENTED BY:	MIKE HOBBS SPECIAL PROJECTS MANAGER	DEPARTMENT HEAD:	N/A
		ADDITIONAL DEPARTMENT HEAD (S):	REGINA MORALES  DIRECTOR OF ECONOMIC DEVELOPMENT
SUBJECT / PROCEEDING:	DESIGN/BUILD CONTRACT FOR CONSTRUCTION OF A NEW MINOR LEAGUE BASEBALL STADIUM CONSIDERATION OF AWARD OF A LUMP SUM CONTRACT AND APPROVE A BUDGET AMENDMENT OF \$8,000,000 IN REVENUES AND EXPENDITURES		
EXHIBITS:	AIA 141 CONTRACT DOCUMENT (ON DISPLAY IN CITY COUNCIL OFFICE)		

CLEARANCES

APPROVAL

LEGAL:	JOE MORRIS CITY ATTORNEY 	ASST. CITY MANAGER:	N/A
PURCHASING:	N/A	ASST. CITY MANAGER:	N/A
BUDGET:	JENNIFER BROWN  BUDGET & RESEARCH DIRECTOR	CITY MANAGER:	ALLEN BOGARD 

BUDGET

EXPENDITURE REQUIRED: \$	27,967,500
CURRENT BUDGET: \$	28,000,000
ADDITIONAL FUNDING: \$	8,000,000 REVENUES AND EXPENDITURES

RECOMMENDED ACTION

Award a contract to the Design/Build firm of Barton Malow/Linbeck in the lump sum amount of \$27,967,500 for construction of a new minor league baseball stadium and approve a budget amendment of \$8,000,000 in revenues and expenditures for total project funding.

EXECUTIVE SUMMARY

On June 22, 2010, City Council passed Resolution No. 10-32 that determined that the Design/Build Method provided the best value for the City in constructing a new minor league baseball stadium. On July 28, 2010 a Request for Qualifications (RFQ), developed in accordance with Section 271 of the Texas Local Government Code and the statutes cited therein, was publicly issued. On September 2, 2010, a total of 14 RFQs were received and opened. Following a phase one evaluation by city staff, Opening Day Partners (ODP) and the project consultants, pursuant to Section 271.119 (d) of the Texas Local Government Code, five offeror firms were selected for phase two submissions based upon the applicable published selection criteria. On October 15, 2010, additional Requests for Proposal (RFP) documents, providing further project design details were issued to each of the selected firms. On December 15, 2010, proposals were submitted by each of the selected firms and were followed immediately by evaluations and interviews with the City Council Economic Development Committee, ODP, City staff and consultants pursuant to Section 271.119 (d) of the Texas Local Government Code. The result of these evaluations was that Barton Malow/Linbeck, a Joint Venture – was selected as representing the best value to the City of Sugar Land based upon the published selection criteria and evaluation rankings.

The City entered into and has successfully completed its negotiations with Barton Malow/Linbeck and a form of contract has been fully prepared for execution by the City and Barton Malow/Linbeck. The summary of the financial terms of the contract are as follows:

The negotiated cost of the stadium is \$26,500,000, exclusive of any contingency and FF&E (furniture fixtures and equipment). The proposal submitted by Barton Malow/Linbeck includes pricing for a number of alternative items which will be funded separate from the stadium budget through the project's FF&E budget. The City, with ODP's concurrence, has determined that three of the five alternate items for which prices were submitted should be included in the contract for the design and construction of the project. They include field lighting - \$547,000, stadium seating - \$536,500 and playing field installation - \$384,000. While these items become part of the total contract amount, the City and ODP reserve the right contractually, to reject these alternate items, credit the contract at the applicable alternate amount and purchase through other means during a discretionary period of time, at the City's sole option.

Therefore, it is the recommendation of staff and Opening Day Partners that the City enter into contract with Barton Malow/Linbeck for the design and construction of the new minor league stadium in the lump sum amount of \$27,967,500. The project, set to begin in March 2011 has a 425 calendar completion schedule with substantial completion scheduled for April 2012.

The stadium will be funded with a portion of sales tax revenues that may only be used for economic development purposes through the Sugar Land 4B Corporation. No general fund tax dollars will be spent on the stadium. In addition, the approval of the Budget Amendment in the amount of \$8,000,000 is necessary to reflect additional funding and Opening Day Partners' contribution to the project for other improvements.

EXHIBITS

Contract document on display in Council Office.